

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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33514

JOURNAL--CITY COUNCIL--CHICAGO

16466  
7/9/2008

*Reclassification Of Area Shown On Map Number 12-K.  
(Application Number 16620)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 12-K in the area bounded by

a line 59.50 feet north of and parallel to West 52<sup>nd</sup> Street; the public alley next east of and parallel to South Mobile Avenue; a line 109.50 feet north of and parallel to West 52<sup>nd</sup> Street; and South Mobile Avenue,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 13-S.  
(As Amended)  
(Application Number 16466)*

BPD 229.99

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 229 symbols and indications as shown on Map Number 13-S in the area bounded by:

a line 194.19 feet north of and parallel to West Foster Avenue; North River Road; West Foster Avenue; and North Wesley Terrace,

to those of Business Planned Development Number 229, as amended.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

*Business Planned Development Number 229.*

*Plan Of Development Statements.*

1. The area delineated herein as Business Planned Development Number 229 (the "Planned Development") consists of approximately sixty-seven thousand seven hundred one (67,701) net square feet (one and fifty-five hundredths (1.55) acres) of real property located at 9400 -- 9440 West Foster Avenue and bounded by a line 194.19 feet north of and parallel to West Foster Avenue; North River Road; West Foster Avenue; and North Wesley Terrace (the "Property"), and is controlled by the applicant, River Road Expansion Partners, L.L.C. (the "Applicant").
2. The Applicant or its successors, assignees or grantees shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council. The Applicant or its successors, assignees or grantees may construct the proposed new improvements in the Planned Development in phases and shall be permitted to seek and obtain permits required for such construction separately for different structures located in the Planned Development.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessors except as provided herein. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessors and their respective successors and assignees. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this Statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors of the Property. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein.
4. This plan of development consists of these sixteen (16) statements, a Bulk Regulations and Data Table, and the following plans prepared by VOA Associates Incorporated and dated June 19, 2008 (collectively, the "Plans"): Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Subarea Map; Site Plan; Landscape Plan/Green Roof Plan; and Building Elevations.

Full-sized copies of the Plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses of the Property shall be permitted in the Planned Development: hotel, motel, banquet and meeting facilities, general retail sales; office, accessory and non-accessory parking, accessory uses; and all other uses permitted in the C1-5 Neighborhood Commercial District.
6. Business identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. No off-premise signs shall be permitted within the boundaries of the Planned Development.
7. Improvements of the property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exists shall be designed, installed and maintained in substantial conformance with the Site Plan and Landscape/Green Roof Plan, and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and Landscape/Green Roof Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
8. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements also shall be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area, floor area ratio ("F.A.R.") and building height calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof shall apply.
10. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.P.D. during the actual Part II Review. The fee as determined by D.P.D. staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II approval.
11. All off-street parking for Subarea B shall be provided off-site at the adjoining InterContinental Hotel in the Village of Rosemont. No on-site parking shall be required for Subarea B, provided at least three hundred sixty (360) parking spaces in the parking garage of the InterContinental Hotel are made available for use by

owners, employees, guests, patrons and invitees of Subarea B on a shared basis with other uses established from time to time at the InterContinental Hotel. Should the Property no longer have the right to use three hundred sixty (360) off-site parking facilities on a shared basis, then the uses on the Property shall cease operation until alternative off-site parking can be established that are acceptable to the Commissioner.

12. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
13. The requirements of the Planned Development may be modified administratively by the Commissioner upon application and a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change to the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located on the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant shall provide a green roof area equal to fifty percent (50%) (twenty-four thousand two hundred ninety-five (24,295) square feet) of the net roof area on Subarea A, as shown on the Site Plan.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements of the Property in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No permits shall be issued pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each new building or improvement.
16. Unless substantial construction of the new buildings contemplated by this Planned Development has commenced within six (6) years following adoption of this

Planned Development and unless completion of such building is pursued thereafter, then this Planned Development shall expire. If this Planned Development expires under the provisions of this Section, then the zoning of the Property shall automatically revert to the C1-5 Neighborhood Commercial District classification. Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner determines that good cause for such an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Line and Subarea Map; Site Plan; Landscape/Green Roof Plan; Building Elevations; and EDS Recertifications referred to in these Plan of Development Statements printed on pages 33519 through 33537 of this *Journal*.]

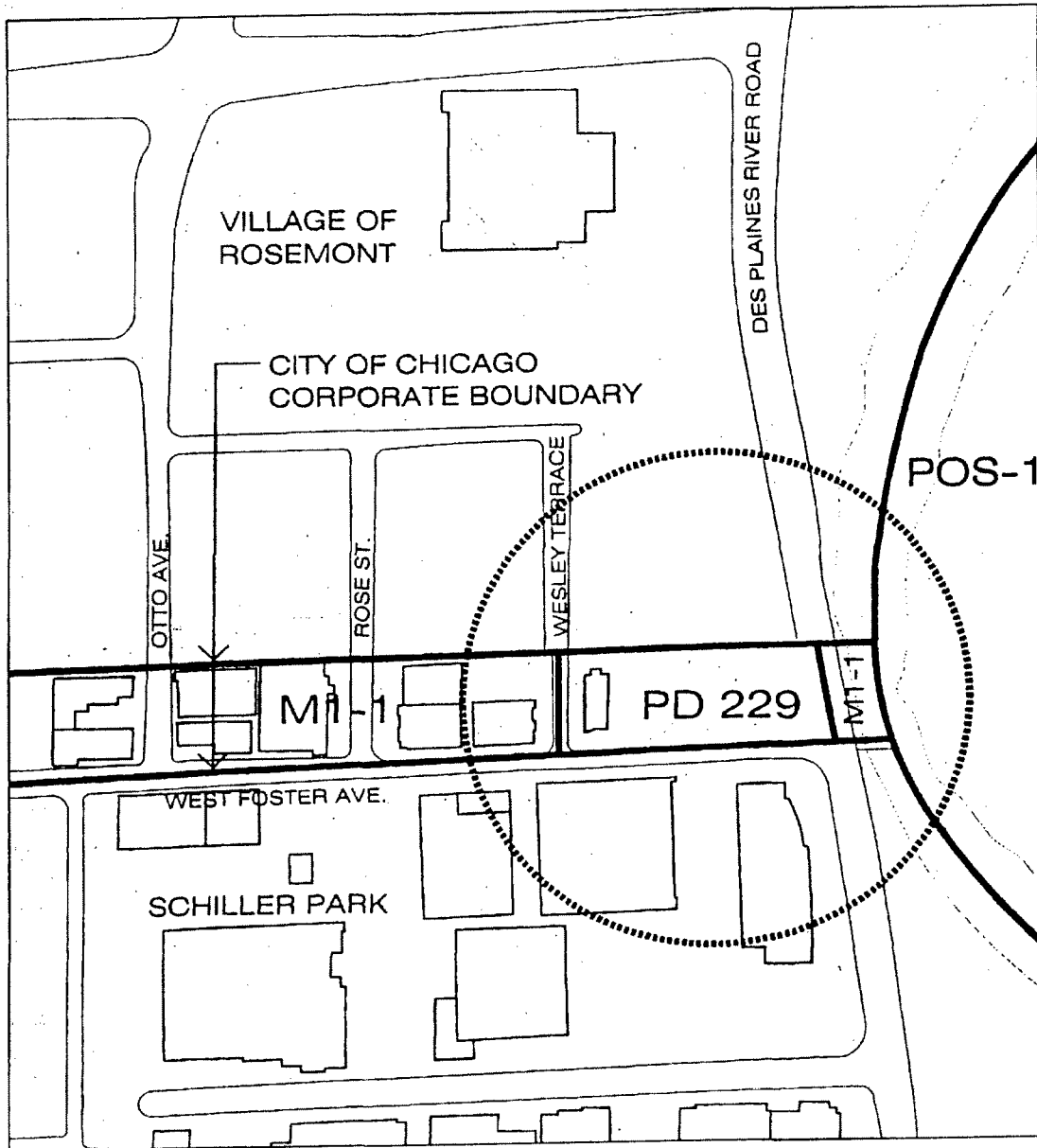
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Business Planned Development Number 229.*

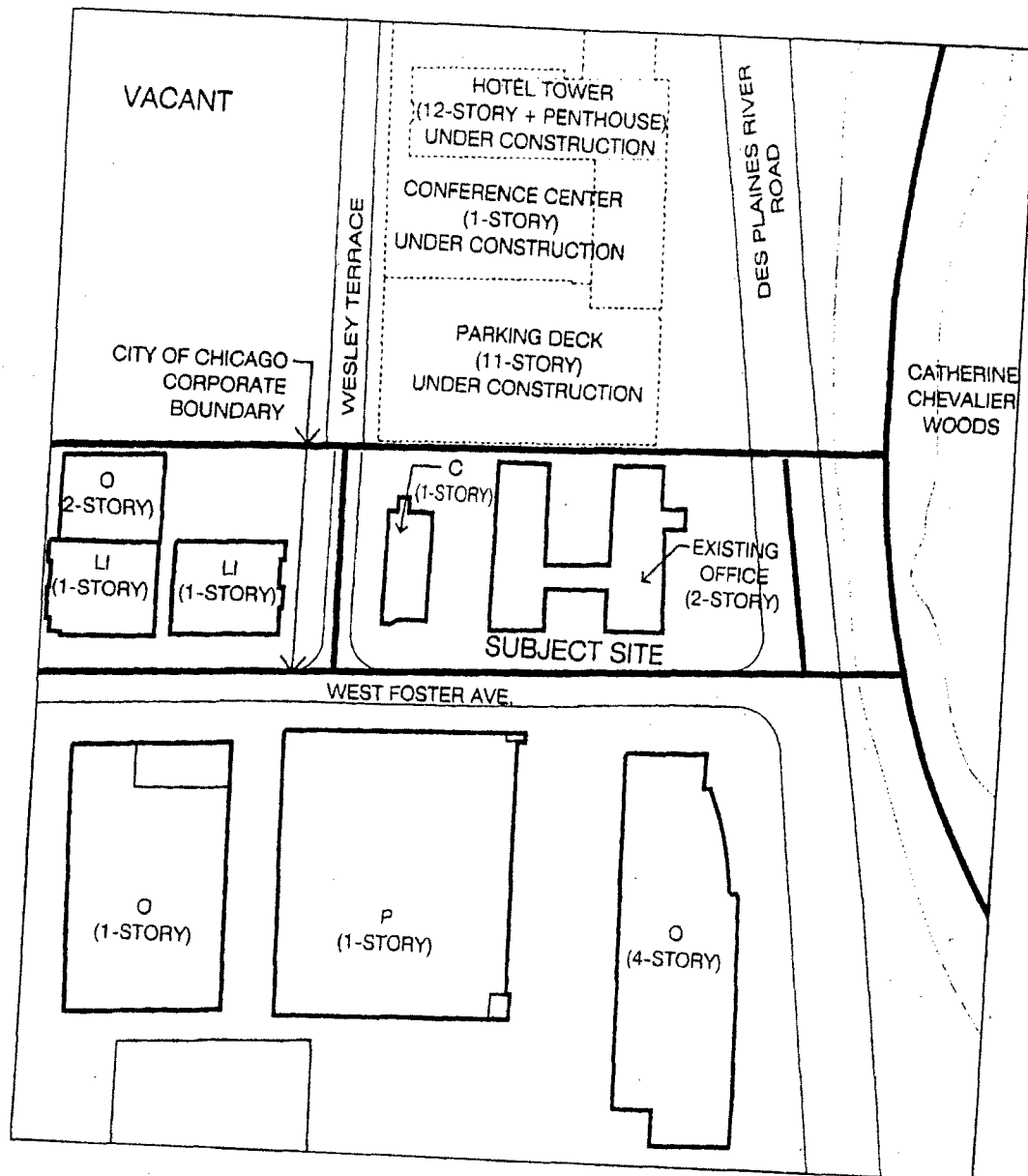
*Bulk Regulations And Data Table.*

	Total/Overall	Subarea A	Subarea B
Net Site Area:	67,701 square feet (1.55 acres)	12,418.71 square feet (0.29 acre)	55,282.29 square feet (1.27 acres)
Maximum Floor Area Ratio:	3.54	3.54	3.54
Setbacks	N/A	None	Per Site Plan
Maximum Percent of Site Coverage:	N/A	29.7%	86%
Minimum Off-Street Loading Berths:	N/A	Per C1-5 District	Per Site Plan
Minimum number of Parking Spaces:	N/A	Per C1-5 District	Per Statement 10
Maximum number of Parking Spaces:	530	None	None

Existing Zoning Map.

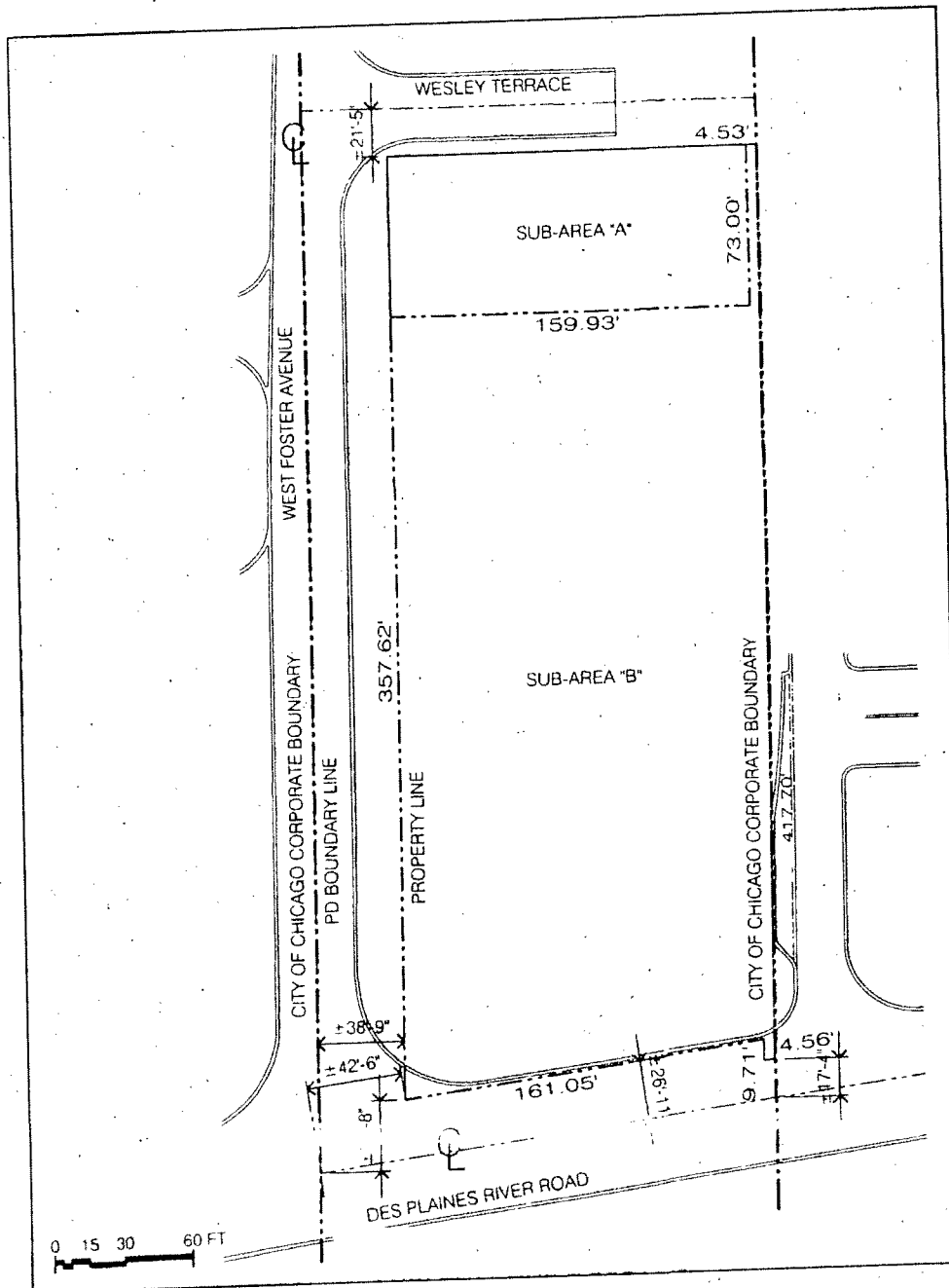


## Existing Land-Use Map.

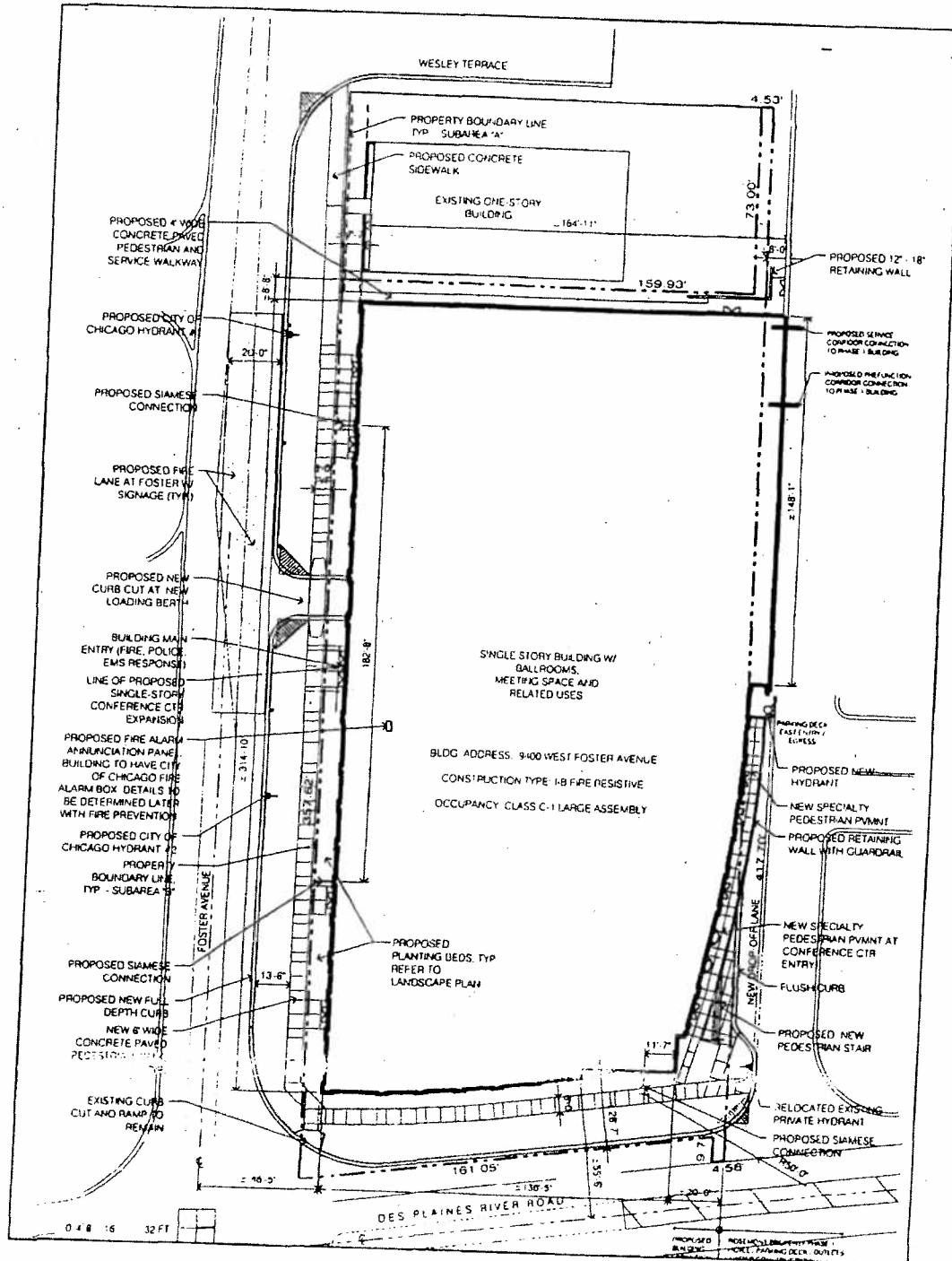




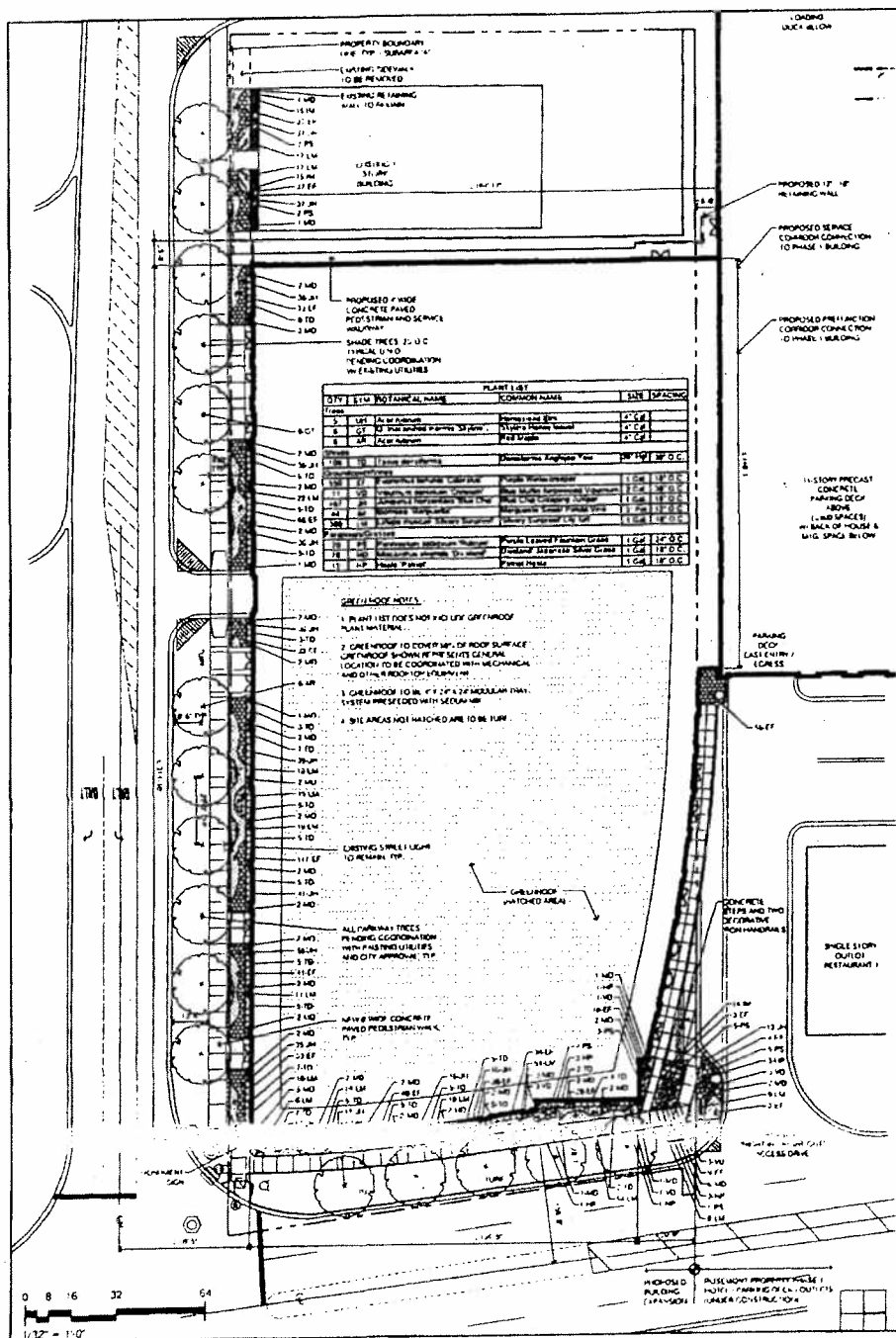
Planned Development Boundary, Property Line  
And Subarea Map.



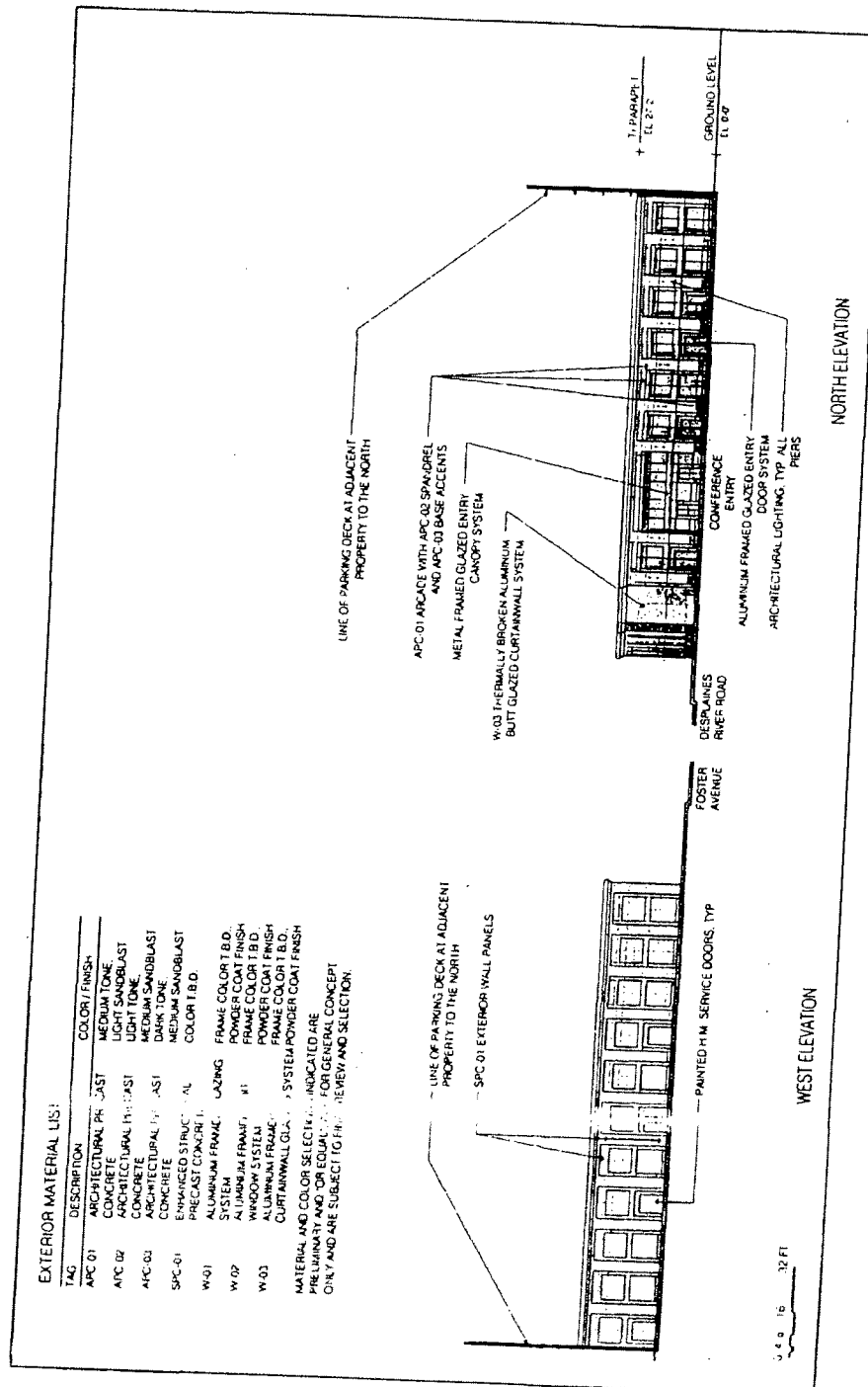
## Site Plan.



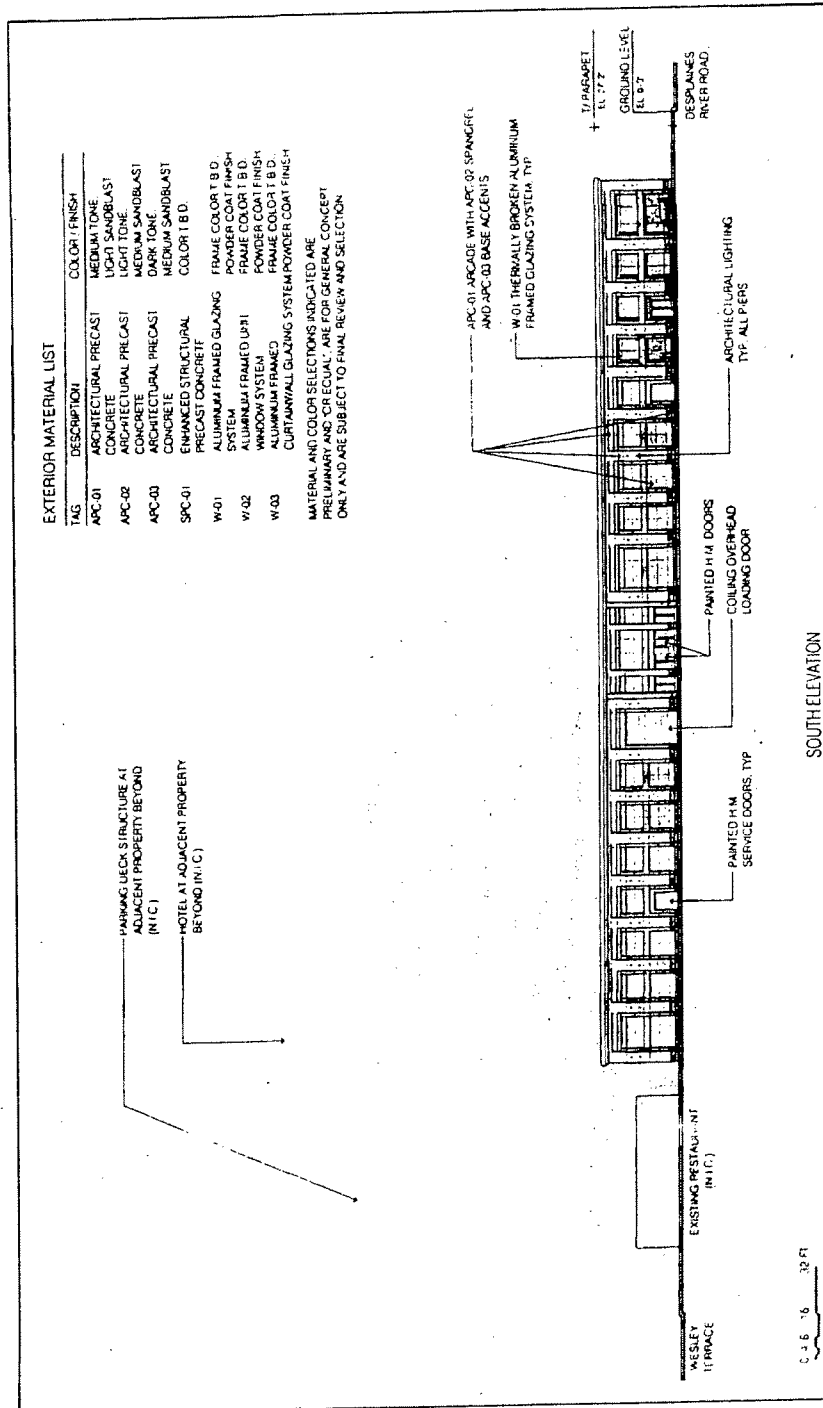
Landscape/Green Roof Plan.



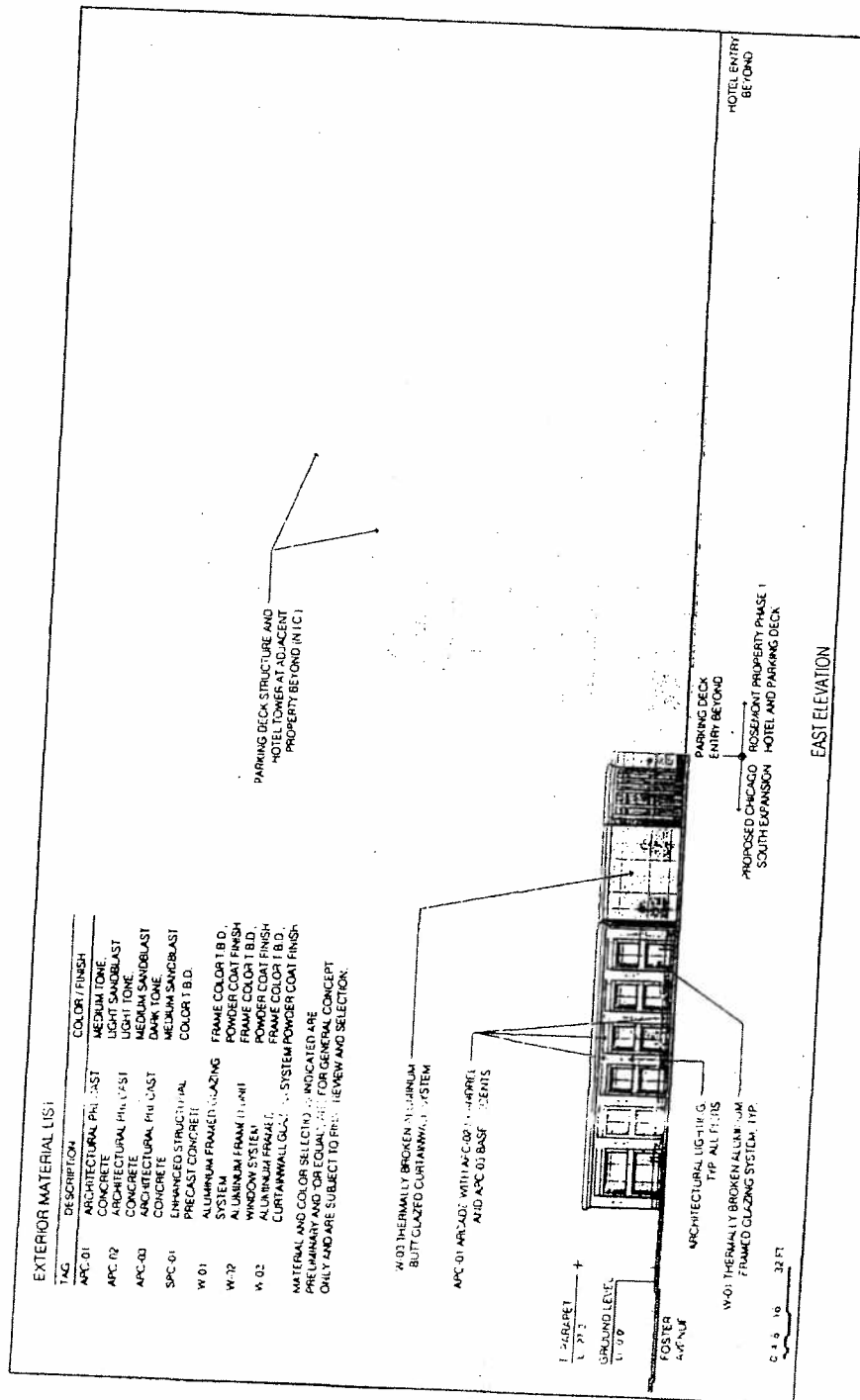
## North And West Building Elevations.



## South Building Elevation.



## East Building Elevation.



## EDS Recertifications.

(Page 1 of 11)

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

## RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

This recertification is being submitted in connection with Amendment to Business Planned Development #229 [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

Bossy Family Trust  
(Print or type legal name of Disclosing Party)

Date: June 19, 2008

By Michael D. Firsel  
(sign here)

Print or type name of signatory:

Michael D. Firsel

Title of signatory:

Trustee

Signed and sworn to before me on [date] JUNE 19, 2008 by

Diane C. Cunningham (state)

Diane C. Cunningham Notary Public.

Commission expires: 10/31/08

OFFICIAL SEAL  
DIANE C. CUNNINGHAM  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/31/08

EDS Recertifications.  
(Page 2 of 11)

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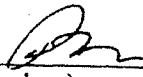
This recertification is being submitted in connection with Amendment to Business Planned Development #229 [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

Dumon Crescendo Holdings, LLC

(Print or type legal name of Disclosing Party)

Date: June 19, 2008

By:

  
(sign here)

Print or type name of signatory:

Peter G. Dumon

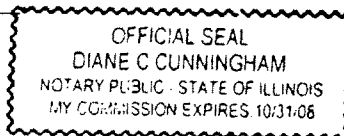
Title of signatory:

Manager

Signed and sworn to before me on [date] JUNE 19, 2008, by  
DIANE C. CUNNINGHAM at DUPAGE County, ILLINOIS [state].

 Notary Public.

Commission expires: 10/31/08





EDS Recertifications.  
(Page 3 of 11)

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Firson Investment & Development Company, LLC  
(Print or type legal name of Disclosing Party)

Date: June 19, 2008

By: Michael D. Firsel  
(sign here)

Print or type name of signatory:

Michael D. Firsel

Title of signatory:

Manager

Witnessed and attested to on June 19, 2008 by  
DIANE C. CUNNINGHAM, at DUPAGE County, ILLINOIS [state].

Diane C. Cunningham Notary Public.

Commission expires: 10/31/08

OFFICIAL SEAL  
DIANE C CUNNINGHAM  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/31/08

EDS Recertifications.  
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Firsel Crescendo Holdings, LLC  
(Print or type legal name of Disclosing Party)

Date: June 19, 2008

By:

Michael D. Firsel  
(sign here)

Print or type name of signatory:

Michael D. Firsel

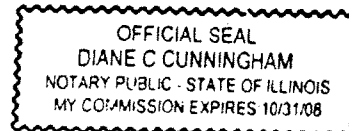
Title of signatory:

Manager

Signed and sworn to before me on [date] June 27, 2008 by  
DIANE C. CUNNINGHAM DN PAGE County, ILLINOIS [state].

Diane C. Cunningham Notary Public.

Commission expires: 10/31/08



EDS Recertifications.  
(Page 5 of 11)

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Bossy Partners, LLC

Date: June 19, 2008

(Print or type legal name of Disclosing Party)

By: 

(sign here)

Print or type name of signatory:

David P. Bossy

Title of signatory:

Manager

Signed and sworn to before me on [date] JUNE 19, 2008, by  
DIANE C. CUNNINGHAM at DU PAGE County, ILLINOIS [state].

 Notary Public.

Commission expires: 10/31/08

OFFICIAL SEAL  
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NOTARY PUBLIC - STATE OF ILLINOIS  
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EDS Recertifications.  
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Bossy Crescendo Holdings, LLC  
(Print or type legal name of Disclosing Party)

Date: June 19, 2008

By: 

(sign here)

Print or type name of signatory:

David P. Bossy

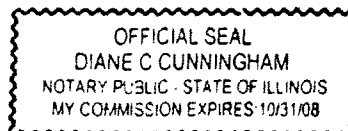
Title of signatory:

Manager

Signed and sworn to before me on [date] JUNE 19, 2008, by  
DIANE C. CUNNINGHAM at DUPAGE County, ILLINOIS [state].

 Notary Public.

Commission expires: 10/31/08



EDS Recertifications.  
(Page 7 of 11)

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Crescendo Holdings, LLC  
(Print or type legal name of Disclosing Party)

Date: June 19, 2008

By:

Michael D. Firsel  
(sign here)

Print or type name of signatory:

MICHAEL D. FIRSEL

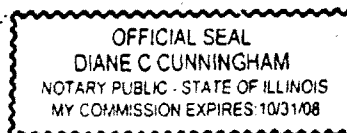
Title of signatory:

MANAGER

Signed and sworn to before me on [date] JUNE 19, 2008, by  
Diane C. Cunningham EDS PAGE 7 OF 11 (10/31/08)

Diane C. Cunningham Notary Public.

Commission expires: 10/31/08



EDS Recertifications.  
(Page 8 of 11)

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Crescendo Partners, LLC

Date: June 19, 2008

(Print or type legal name of Disclosing Party)  
By: Mid-America Corporate Management, LLC

By: Michael D. Firsel  
(sign here)

Print or type name of signatory:

MICHAEL D. FIRSEL

Title of signatory:

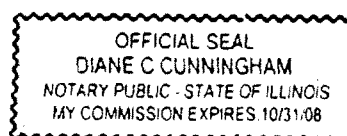
MANAGER

Signed and sworn to before me on [date] JUNE 19, 2008, by

Diane C. Cunningham County, ILLINOIS [state].

Diane C. Cunningham Notary Public.

Commission expires: 10/31/08



EDS Recertifications.  
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River Road Expansion Mezz, LLC

Date: June 19, 2008

(Print or type legal name of Disclosing Party)

By: River Road Manager, LLC

By: Mid-America Corporate Management, LLC

Michael D. Firsel  
(sign here)

Print or type name of signatory:

MICHAEL D. FIRSEL

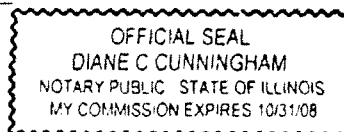
Title of signatory:

MANAGER

Signed and sworn to before me on [date] JUNE 19, 2008, by  
DIANE C. CUNNINGHAM, at DU PAGE County, ILLINOIS [state].

Diane C. Cunningham Notary Public.

Commission expires: 10/31/08



EDS Recertifications.  
(Page 10 of 11)

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River Road Expansion Partners, LLC

Date: June 19, 2008

(Print or type legal name of Disclosing Party)

By: River Road Manager, LLC

By: Mid-America Corporate Management, LLC

Michael D. Fiesel  
(sign here)

Print or type name of signatory:

MICHAEL D. FIESEL

Title of signatory:

MANAGER

Signed and sworn to before me on [date] JUNE 17, 2008, by  
DIANE C. CUNNINGHAM, at DU PAGE County, ILLINOIS [state].

Diane C. Cunningham Notary Public.

Commission expires: 10/31/08

OFFICIAL SEAL  
DIANE C CUNNINGHAM  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/31/08



EDS Recertifications.  
(Page 11 of 11)

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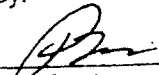
Generally, for use with City Council matters. Not for City procurements unless requested.

This recertification is being submitted in connection with Amendment to Business Planned Development #229 [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

Peter G. Dumon Trust  
(Print or type legal name of Disclosing Party)

Date: June 19, 2008

By:

  
(sign here)

Print or type name of signatory:

Peter G. Dumon

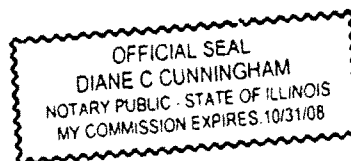
Title of signatory:

Trustee

Signed and sworn to before me on [date] JUNE 19, 2008, by  
DIANE C. CUNNINGHAM DUPAGE County, ILLINOIS [state].

 Notary Public.

Commission expires: 10/31/08



*Reclassification of Area Shown on Map 11-G.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications as shown on Map No. 11-G in the area bounded by

a line 50 feet south of W. Leland Avenue; the alley next west of and parallel to N. Sheridan Road; the alley next north of and parallel to W. Wilson Avenue; N. Kenmore Avenue; a line 93 feet north of N. Winthrop Avenue; the alley next east of N. Winthrop Avenue; N. Winthrop Avenue; a line from a point 124 feet south of W. Leland Avenue along the east line of N. Winthrop Avenue, to a point 84.25 feet south of W. Leland Avenue along the west line of the alley next east of N. Winthrop Avenue; and the alley next east of and parallel to N. Winthrop Avenue

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 11-G.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications as shown on Map No. 11-G in the area bounded by

W. Montrose Avenue; the alley next west of and parallel to N. Sheridan Road; a line 204 feet south of W. Montrose Avenue; N. Sheridan Road; W. Buena Avenue; the alley next west of and parallel to N. Sheridan Road; W. Irving Park Road; and the west line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 11-G.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District and B5-5 General Service District symbols and indications as shown on Map No. 11-G in the area bounded by

W. Wilson Avenue; N. Sheridan Road; a line 100.5 feet north of W. Montrose Avenue; a line 35.2 feet northeast of and parallel to N. Broadway, a line 150 feet south of and parallel to the alley next south of W. Sunnyside Avenue; a line from a point 200 feet north of W. Montrose Avenue and 72.32 feet northeast of N. Broadway to a point 300 feet north of W. Montrose Avenue and 94.02 feet northeast of N. Broadway; a line from a point 300 feet north of W. Montrose Avenue and 94.02 feet northeast of N. Broadway, to a point 350 feet north of W. Montrose Avenue and 90 feet west of N. Sheridan Road; the alley next south of W. Sunnyside Avenue; the alley next west of N. Sheridan Road; W. Sunnyside Avenue; N. Ken-

more Avenue; the alley next northeast of and parallel to N. Broadway; a line 125 feet south of W. Wilson Avenue; N. Kenmore Avenue; a line 50 feet south of W. Wilson Avenue; and the alley next east of and parallel to N. Kenmore Avenue

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 11-J.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 11-J in the area bounded by

the alley next south of W. Lawrence Avenue; the alley next west of N. Kedzie Avenue; the alley next south of W. Wilson Avenue; N. Kimball Avenue; a line 136 feet north of W. Eastwood Avenue; a line 174.9 feet west of N. Spaulding Avenue; a line 186 feet south of W. Lawrence Avenue; and N. Spaulding Avenue

to those of an R3 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

PD 229

*Reclassification of Area Shown on Map No. 13-S.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 13-S in area bounded by

a line 194.19 feet north of and parallel to W. Foster Avenue; N. River Road; W. Foster Avenue; and N. Wesley Terrace

to those of a Business Planned Development District, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 2935 to 2940 of the Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 15-G.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map No. 15-G in the area bounded by

W. Granville Avenue; Lake Michigan; a line 200 feet north of W. Glenlake Avenue; a line 155 feet east of N. Sheridan Road; W. Glenlake Avenue; N. Sheridan Road; a line 300 feet north of W. Thorndale Avenue; Lake Michigan; W. Ardmore Avenue; the west boundary line of Lincoln Park; a line 300 feet north of W. Bryn Mawr Avenue;

(continued on page 2941)

January 7, 1980

BUSINESS PLANNED DEVELOPMENT # 229  
PLAN OF DEVELOPMENT

Statements

1. The area delineated herein as "Business Planned Development" is controlled by EARL H. JAEGER, as beneficiary of two land trusts, to wit:
  - a. Oak Park National Bank, Trustee under Trust No. 6589, whose address is: 11 Madison Avenue, Oak Park, Illinois.
  - b. O'Hare International Bank, Trustee under Trust No. 324, whose address is: 8501 W. Higgins Road, Chicago, Illinois.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development:" Elevator Hotel/Motel structure, Restaurant/Lounge, related retail and service type business uses, required parking, loading berths and non-required parking, and office complex.
6. Business and business identification signs may be permitted within the area delineated herein as "Business Planned Development" subject to the review and approval of the Department of Development and Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation

and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas.

8. The height restriction of each building and any appurtenances attached thereto shall be subject to:

- a. Height limitations as certified on Form FAA 7460-1 and letter allowing for time extension. (copies attached) approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
- b. Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation and Department of Law and approved by the City Council.

9. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.

10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.

APPLICANT: EARL H. JAEGER

9400 W. Foster Avenue

Chicago, Illinois 60656

(Beneficiary of two land trusts:

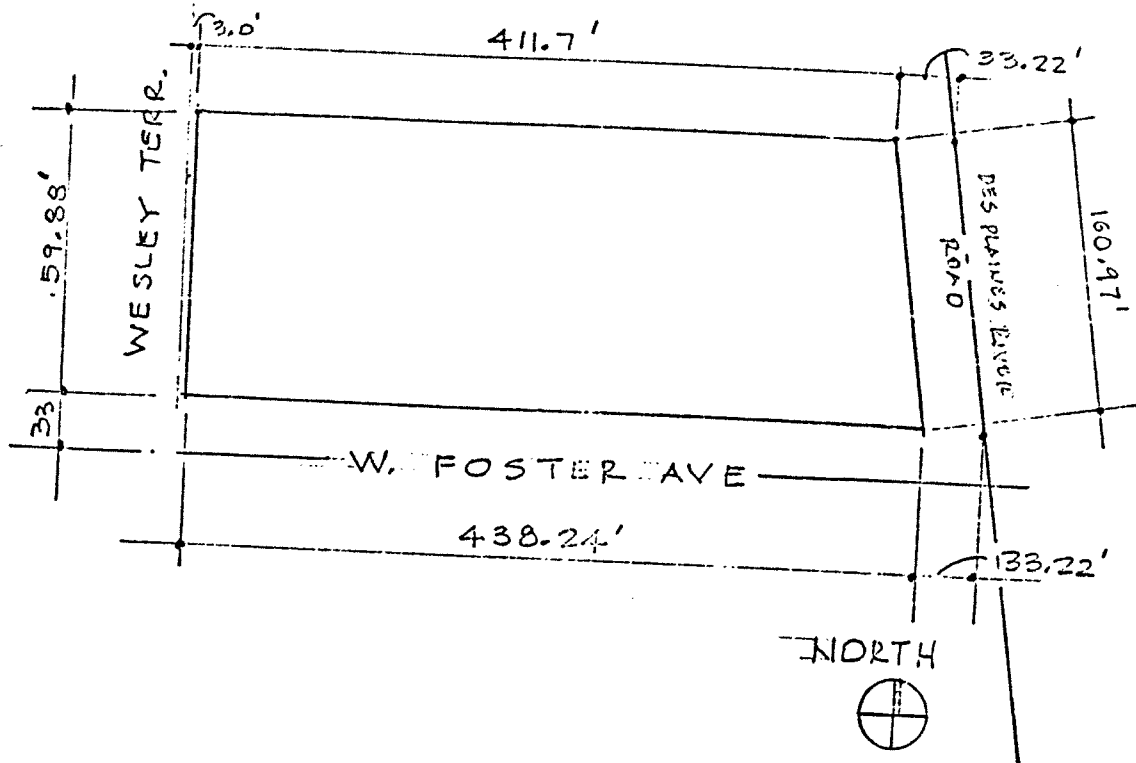
Oak Park National Bank, Trust No. 6589

O'Hare International Bank, Trust No. 324)

DATE: January 7, 1980.

# BUSINESS PLANNED DEVELOPMENT

## PROPERTY LINE MAP



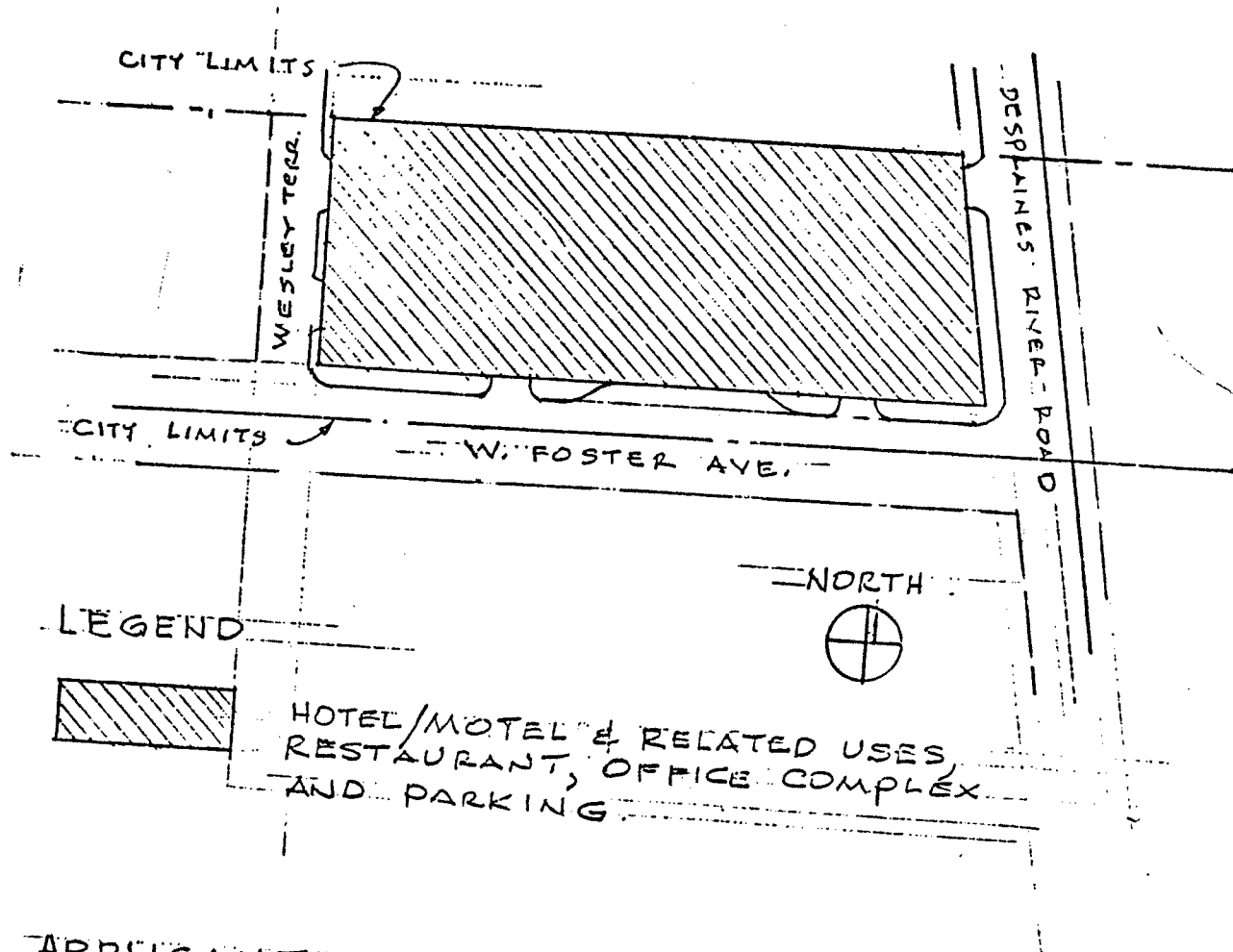
### APPLICANT:

EARL H. JAEGER, AN INDIVIDUAL, BENEFICIARY OF THE FOLLOWING TRUSTS:

OAK PARK NAT'L BANK (TRUST NO. 6584) 11 MADISON AV., OAK PARK, ILL.  
O'HARE INT'L BANK (TRUST NO. 324) 8501 W. HIGGINS RD, CHICAGO, ILL.

DATED: JANUARY 7, 1950

# BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN

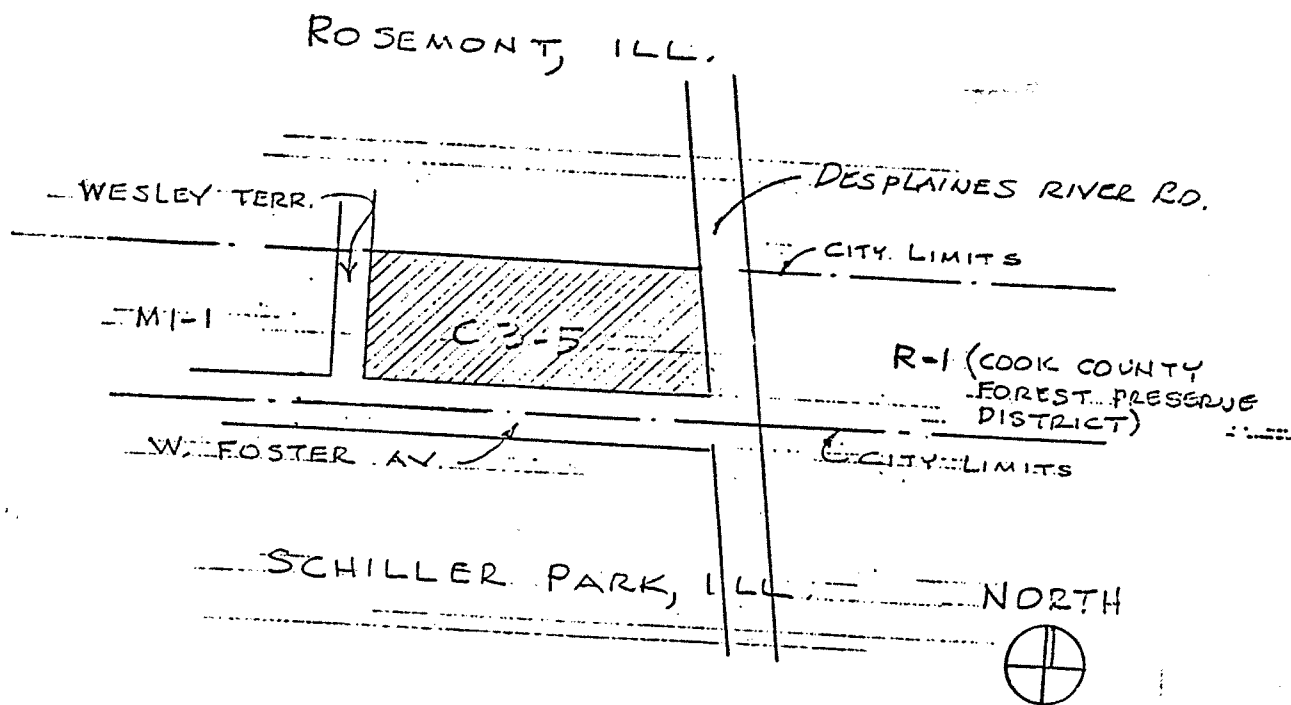


## APPLICANT:

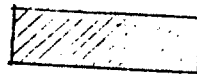
EARL H. JAEGER, AN INDIVIDUAL, BENEFICIARY OF THE  
FOLLOWING TRUSTS:  
OAK PARK NAT'L BANK (TRUST NO. 3239) 11 MADISON AV., OAK PARK, ILL.  
O'HARE INT'L BANK (TRUST NO. 324) 8501 W. HIGGINS RD., CHGO, ILL.

DATED: JANUARY 7, 1980

# BUSINESS PLANNED DEVELOPMENT EXISTING ZONING MAP



## LEGEND

 PROPOSED BUSINESS PLANNED DEVELOPMENT

## APPLICANT:

EARL A. JAEGER, AN INDIVIDUAL, BENEFICIARY OF THE  
FOLLOWING TRUSTS:  
OAK PARK NAT'L BANK (TRUST NO. 6589) 11 W. MADISON AV., OAK PARK, ILL.  
ORANGE INT'L BANK (TRUST NO. 324) 3501 W. HIGGINS RD., CHGO, ILL.

DATED: JANUARY 7, 1980

## BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND  
BULK REGULATIONS AND DATA

NET SITE AREA AT GRADE LEVEL SQ. FT. ACRES	GENERAL DESCRIPTION OF LAND USE	MAX. NO. OF HOTEL UNITS	MAX. NO. OFF-STREET PARKING UNITS	MAX. * OF COVER- AGE @ GR.	MAX.* F.A.R.
67,701 1.55	Hotel/motel & related uses, rest- aurant, office complex and off-street parking and loading.	440	538	29.7	3.54

\* Off-street parking structures are not included in tabulation.

PERIMETER SETBACKS AT GRADE LEVEL FOR ALL STRUCTURES (INCLUDING PARKING) = 0'

MAX. NO. OF HOTEL/MOTEL ROOMS = 440

MAX. NO. OF OFF-STREET PARKING SPACES = 530

MIN. NO. OF OFF-STREET PARKING SPACES = 84

MIN. NO. OF OFF-STREET LOADING BERTHS = 2 (C3-5 REQ.)

BASED ON THE FOLLOWING FLOOR AREAS: 196,400 Sq. Ft., hotel/motel and  
related uses, and  
restaurant  
43,500 Sq. Ft., office complex  
239,900 Sq. Ft. Total (Max.)

APPLICANT: EARL H. JAEGER, an individual, beneficiary of the following  
trusts:  
Oak Park National Bank (Trust No. 6589),  
11 Madison Avenue, Oak Park, Illinois  
O'Hare International Bank (Trust No. 324),  
8501 W. Higgins Road, Chicago, Illinois